

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Ruff's Chance

AND/OR COMMON

Ruff's Chance Manor

2 LOCATION

STREET & NUMBER

2330 Thomas Run Road

CITY, TOWN

Bel Air,

VICINITY OF Thomas Run

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Harford County

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED☒ STATUS☐ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☒ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**NAME. Anne Ruff Driver, house & 2 acres
James H. Ruff, farm and out buildings

Telephone #: 838-6849

STREET & NUMBER

2330 Thomas Run Road

Maryland

21014

CITY, TOWN

Bel Air

VICINITY OF Thomas Run

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.

REGISTRY OF DEEDS, ETC. Clerk of Circuit Court

Liber #: HDC 899

Folio #: 411

STREET & NUMBER

40 S. Main Street

Maryland

CITY, TOWN

Bel Air

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

NA-134

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED	very little	

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This house is situated on a hill on the west side of Thomas Run Road just south of the intersection of Thomas Run Road and Pennington Road. The house faces south.

This 1 - shaped, 2 story dwelling is constructed of Flemish bond brick and consists of two main sections. The dwelling is built on low, stone foundations. Every room in the house has a fireplace.

SECTION 1 faces south and is 5 bays by 2. The slate-covered roof is gable flank, and has two brick chimneys on either side of the roof's peak, on each end of the roof. Second floor windows are 6 lights over 6. First floor windows are 2 lights over 2 and have flat arches. The louvered shutters are replacements. The main entrance is in the center bay of the south side. The large wood door has two moulded panels. It has a five light transom. The main entrance opens up into a thru-hall with a door directly opposite on the north wall. A one tier, 3 bay porch with a shed roof is located in the center of the south side. The six columns are Roman Doric. The porch foundation under each column is brick, the remaining space being filled with latticed wood.

The east side of this section has a storm cellar entrance on the south east corner and in the northwest corner is a door. Also with a five light transom.

The two attic windows lie in-between the chimneys on each end. Windows are 2 lights over 2. Walls between rooms are 12 inches thick. Chimneys are on inside end.

SECTION 2 faces east and is 3 bays by 2. The slate covered roof is gable fl and has a chimney located on the north inside gable end. There are two entrances on the east side, one on the south bay and one in the center bay. Windows are 6 lights over 6. Doors have a four light transom.

Inside, a large brick fireplace dominates the north wall. The fireplace is English bond followed by running bond. A rough wood plank, approximately 12 inches wide, is attached to the top of the fireplace, its edge touching the ceiling. It has a semi-elliptical arch over the hearth and a wrought iron crane in the hearth. It has no mantle. Much of the floor in this room is also of brick and the walls are plastered brick.

LOG CABIN RUINS

To the north of the house are the ruins of a log structure, measuring 20 feet by 20 feet. Stone foundations, approximately 2½ - 3 feet high remain as well as a large rubble stone chimney and fireplace. The fireplace has a flat arch, constructed of brick over the hearth. The Baltimore Historical Society have called it a "summer kitchen" and were interested in removing it to an exhibit. The building was torn down recently when all efforts by the Historical Society to raise funds to move and preserve the building failed. It had been in a hazardous condition.

SPRING HOUSE

This rubble stone spring house is located north east of the house. Used now for storage, it is a one story, one bay structure with a tin covered gable front roof and a rubble stone shed addition on its east side. The shed runs half the length of the springhouse. On the north east corner of the spring house is a short brick chimney. Windows are 6/6 and 2/2. The door, in the center of the gable end, is plank.

CONTINUE ON SEPARATE SHEET IF NECESSARY

ERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input checked="" type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION		<u>agriculture</u>	

SPECIFIC DATES

BUILDER/ARCHITECT

unknown

STATEMENT OF SIGNIFICANCE

This farm, known by the original tract name, Ruff's Chance, has been in the direct Ruff family line for almost 300 years. Richard Ruff, the original patentee, received 650 acres on April 5, 1684. A document owned by the James H. Ruff family and displayed in their home gives the details of the original land grant. The document, though difficult to read, indicates that the original land grant was made in 1684 by "Charles, Absolute Lord and _____ of the Province of Maryland, Avalon, Lord Baron of Baltimore..." This document appears to be a confirmatory deed or grant and was issued on September 2, 1714.

The acreage now is a little over 200 acres, ancestors of the present Ruff family having sold parts of the tract to such local notables of the past as the Reverend Henry Watters. Through the desires of the late Henry Ruff, as specified in his Last Will and Testament (10/7/70), the estate was divided among his two children, James H. and Ann Ruff Driver. Mrs. Driver received the house, "Ruff's Chance Manor," and the surrounding two acres. Her brother, James H., received the remainder of the land and the outbuildings. The Ruff family has farmed this land throughout their ownership.

The exact date on which the present dwelling was built is not known. It does not appear on the Federal 1798 Tax List. A dwelling did, however exist at the time of that tax assessment. It is described as being a wood structure, 20 feet by 20 feet. Four wooden out buildings were also present at this time. The dwelling and outbuildings are listed as being owned by Henry Ruff, Sr. This dwelling may perhaps have been the log structure described on the previous page. It is believed by the family that the Ruffs originally lived in a stone dwelling located on Ruff's Mill Road. This structure is still standing and may possibly have been the same dwelling in which Henry Ruff, Jr. lived in 1798. The present house is believed to have been built in the early 1800's. In the Maryland Tax Assessment of 1783, Henry Ruff is listed as having owned 200 acres of the tract called Ruff's Chance.

The geneology of the family is confusing, but a number of Ruffs served the County in many different ways. When the first Grand Jury for Harford County met at Harford Town or Bush on August 23, 1774, Richard Ruff served on the Petit Jury of that same session. He also served on the grand jury during the November term of that same year. During the Revolutionary War, a Richard Ruff was a member of Josias Carvil Hall's Company # 1 which became a part of the County Militia on September 12, 1775. It is known that the original patentee, Richard Ruff, had a son named Henry. His son, in turn, was Henry Jr. It is not known if he also had a son named Richard, but it is suspected that the Richard that served in the Revolutionary War was, in some way, a relative. Henry Jr. served as a captain in Jacob Bond's Company # 11 during the American Revolution, as part of the County Militia. The Company was organized in December 9, 1775. Henry was also an elder in the Churchville Presbyterian Church. He died in 1795.

Another Henry Ruff served as a captain in the Third Company of the 42nd regiment of the Maryland Militia during the war of 1812. The family still possesses his two swords.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Family Documents
1798 Federal Tax List
1783 Maryland Tax List
Preston, Walter W.; History of Harford County, 1901, Press of the Sun Book Office, Balt.
pp.117, 181, 247

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 204.6 acres

VERBAL BOUNDARY DESCRIPTION

Land boundaries include Thomas Run Road, Ruff's Mill Road. Land borders the intersection of Pennington Road and Thomas Run Road.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Susan M. Deeney, Field Historian

ORGANIZATION

Historic District Commission

DATE

9/76

STREET & NUMBER

45 S. Main Street

TELEPHONE

838-6000 ext 207

CITY OR TOWN

Bel Air,

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

PHYSICAL DESCRIPTION

RUFF'S CHANCE

HA - 134

Continued

To the west of the house is a frame outbuilding, one story high. The roof ridgeline runs north - south. The door is in the north gable end. It has no windows. The badly deteriorated structure has slate roof shingles.

BARN

The barn is located east of the house. It is a fairly modern construction and is frame built onto high block foundations. The west foundation, however, is rubblestone with white stucco.

STATEMENT OF SIGNIFICANCE

RUFF'S CHANCE

HA - 134

Continued

The family also have two family Bibles, printed in 1767 and 1867.

Bricks for the present house were made by Henry Ruff in the "Big Wood", a tract near the Ruff farm.

TITLE SEARCH
HA - 134

Ruff's Chance Manor
Mrs. Jerome M. Driver (Ann Ruff)
owner of House and 2 acres
Mr. James H. Ruff
owner of farm land and outbuildings
Thomas Run Road
Bel Air, MD 21014

GRG	531/541	5/22/59	Grantor: Henry Ruff, divorced Grantee: James H. and Hope L. Ruff Acreage: 1.16 acres
HDC	899/411	5/26/72	Grantor: James Henry Ruff, personal representative, estate of Henry Ruff, his father. Grantee: James Henry Ruff, Ann Ruff Driver
TLA	32/477	10/7/70	Last Will and Testament of Henry Ruff. In this will, Henry Ruff devised that the hereinafter described Grantee: property go to his son, James Henry Ruff. Acreage: 202.6 acres Grantee: He also stated that the house and the surrounding 2 acres go to his daughter, Ann Ruff Driver.
HDC	899/406	5/26/72	Grantor: James H. Ruff, personal representative, estate of Henry Ruff Grantee: Ann Ruff Driver, during her natural life, and remainder to Rebecca Driver, her daughter. This deed was conveyed in accordance with the Will of the late Henry Ruff, the Grantor and Grantee's father.
CSW	17/278	5/1/06	Grantor: Last Will and Testament of James H. Ruff Grantee: Rebecca G. Ruff, his wife, for her life; she being deceased, remainder vested in Henry Ruff, who is the only child and sole heir at law of the said Rebecca and James H. Ruff.
WSF	102/15	12/27/00	Grantor: Henry Ruff Grantee: James H. Ruff, his son Acreage: 236 acres, including land conveyed by his father James Ruff, as well as land purchased by the grantor himself.
ALJ	22/403	8/5/1869	Grantor: James Ruff Grantee: Henry Ruff Acreage: 1.200 acres of land called Ruff's Chance, from his father 2.18 acres of a tract called Leigh of Leighton, purchased by the grantor. 3.14 acres of a tract called Wood Orchard. 4.4 acres called Ruff's Gain.
ALJ	8/317	2/25/1857	Grantor: Cheyney and Mary Hoskins Grantee: Henry Ruff Acreage: 104 perches of a tract called Leigh of Leighton. No mention of from whom Hoskins obtained this property.
WHD	18/138	11/14/1866	Grantor: Thomas and Rebecca Sutton Grantee: Henry Ruff Acreage: 1 acre, 2 roods, and 26 perches
ALJ	37/100	4/20/1878	Grantor: Andrew Jackson Grantee: Henry Ruff Acreage: "All my real estate also all my personal property in Harford County consisting of 2 horses, 1 cow,..."

TITLE SEARCH

HA - 134

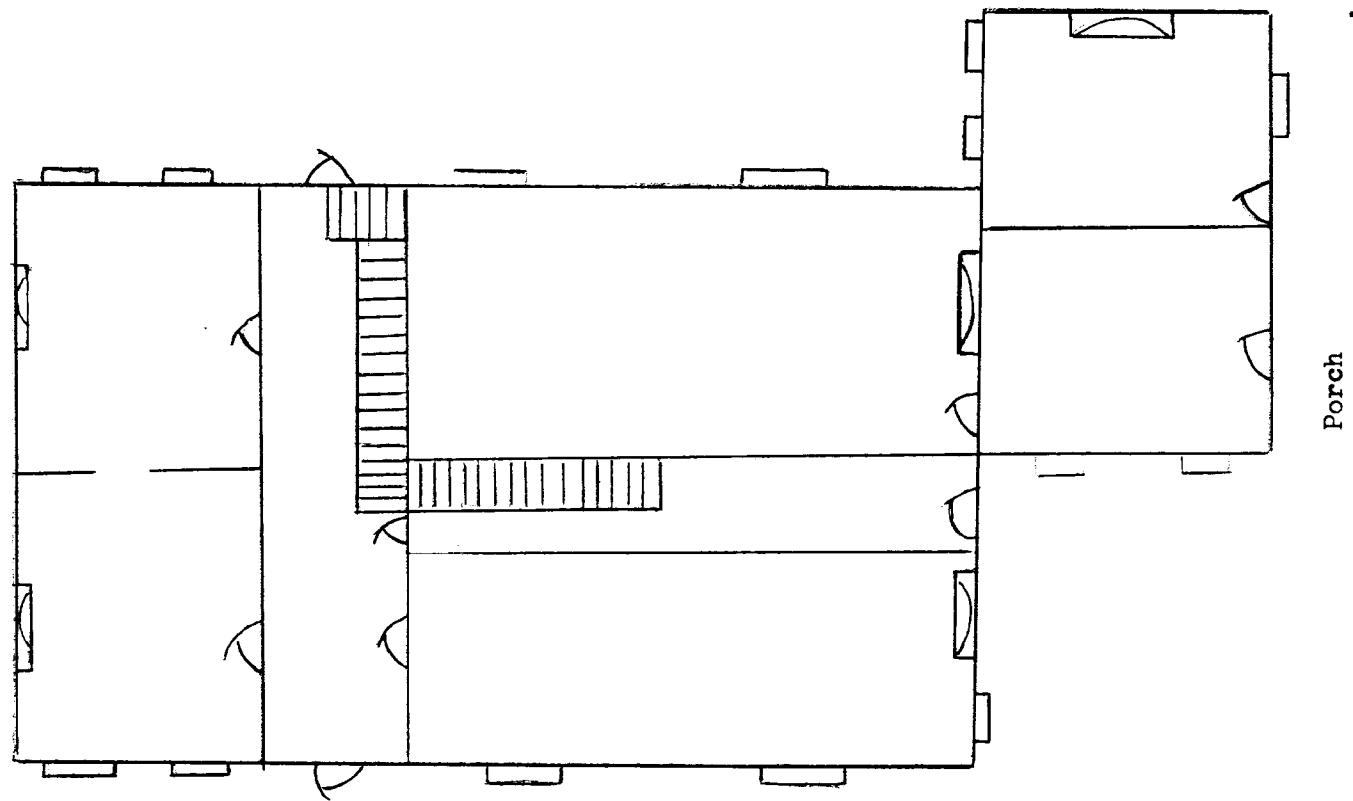
Continued

1. No number given 8/20/1843 Grantor: Last Will and Testament of Henry Ruff
Grantee: James Ruff
Acreage: 200 acres, Ruff's Chance
2. HD 14/338 8/6/1831 Grantor: Robert Edwards
Grantee: James Ruff
Acreage: 18 acres, 14 perches, of a tract called Leightof Leighton
3. HDG 35/226 7/10/1849 Grantor: Howard and Hannah Whitaker and William and Elizabeth Bull
Grantee: James Ruff
Acreage: 14 acres, 1 rood, 32 perches of Wood Orchard and Addition to Eood Orchard
4. Land Warrent
State of MD Grantor: State of Maryland
Grantee: James Ruff
Acreage: 4 acres, Ruff's Gain. record is not in HA.CO.
No number given 3/26/1815 Grantor: Last Will and Testament of Henry Ruff
Grantee: Henry Ruff, his son
Acreage: "I give and bequeath to my son Henry Ruff 200 acres part of a tract of land called Ruff's Chance also 68 acres of a tract called Neighbor's Good Will... ..the residence of my personal estate I give and bequeath one moiety to Hannah Rutledge(a daughter) the other moiety to my grandchildren, children of Sarah Gilbert (a daughter), lately deceased..."
There are no more records of transactions involving the tract Ruff's Chance in the Harford County land records but the Ruff family was the original patent-ee of the property and these records most certainly are in Baltimore County.
- JLG G/433 11/1/1786 Grantor: John Thompson
Grantee: Henry Ruff
Acreage: 60 acres, more or less, part of a tract called Neighbor's Good Will
- JLG L/171 8/21/1792 Grantor: Gilbert Thompson, acting for John Thompson and Margaret Thompson
Grantee: Henry Ruff, Jun.
Acreage: 52 acres, Neighbors Good Will
- JLG M/354 11/1786 Request by Bernard Preston, Henry Ruff, Henry Watters, Francis Bull to the State concerning certain tracts surrounding and including Ruff's Chance which they "apprehend hath varied from the original location."
As a result of the request the above named men were charged to re-survey the said property. Stones were set to mark the boundaries of Ruff's Chance: one inscribed with "HR 1788", a second marked "RUF", a third bearing 3 notches (≡), and a fourth with 4 notches.

RUFF'S CHANCE MANOR
HA - 134

log ruins

spring-house



Porch

Porch

North

HA-134





Ruff's Chance Springhouse HA-134

Bel Air, MD

Paul Penrod

6/76

Southwest



Ruff's Chance, log strusture HA-134
Bel Air, MD
Paul Penrod 6/76
North



Ruff's Chance House HA-134
Bel Air, MD
Paul Penrod 6/76
South



Ruff's Chance Springhouse HA-134
Bel Air, MD
Paul Penrod 6/76
North